

2006-024014

THIS SPACE RESERVED

Klamath County, Oregon



12/04/2006 01:39:15 PM

Fee: \$21.00

MT77452 TM

After recording return to:
VIRGILSON FB, LLC, AN ARIZONA
LIMITED LIABILITY COMPANY
C/O FRED PATTERSON PO BOX 10359
GOLDEN VALLEY, AZ 86413

Until a change is requested all
tax statements shall be sent to
The following address:

VIRGILSON FB, LLC, AN ARIZONA
LIMITED LIABILITY COMPANY
C/O FRED PATTERSON PO BOX 10359
GOLDEN VALLEY, AZ 86413

Escrow No. MT77452-TM
Title No. 0077452

SWD

STATUTORY WARRANTY DEED

JAMES WESLEY BRUCE, Grantor(s) hereby convey and warrant to **VIRGILSON FB, LLC, AN ARIZONA LIMITED LIABILITY COMPANY**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 13, Block 7, TRACT NO. 1076, THIRD ADDITION TO ANTELOPE MEADOWS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

SUBJECT TO: TRUST DEED DATED AUGUST 30, 2003 AND RECORDED AUGUST 28, 2003 IN VOLUME M03, AGE 63519, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON IN FAVOR OF ROGER H. DINGEMAN AS BENEFICIARY. THE ABOVE NAMED GRANTEE(S) HEREBY AGREE TO ASSUME AND PAY IN FULL THE TRUST DEED DESCRIBED HEREIN.

The true and actual consideration for this conveyance is \$ 42,330.64

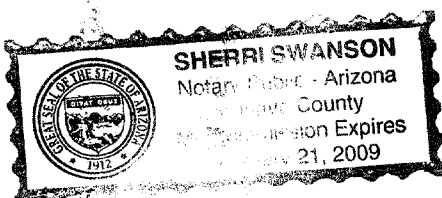
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 30 day of NOVEMBER 2006.

JAMES WESLEY BRUCE

State of Arizona
County of Mohave

This instrument was acknowledged before me on NOVEMBER 30, 2006 by JAMES WESLEY BRUCE.



(Notary Public)

My commission expires FEB 21 2009